



## 530 12 Avenue Calgary Alberta

\$500,000

This bright and modern 2-bedroom, 2-bathroom corner unit on the 5th floor offers the perfect blend of style and city convenience. Located just steps from restaurants, shops, and the clinic, this spacious condo is ideal for individuals seeking a vibrant urban lifestyle. The sleek kitchen features contemporary cabinetry, quartz countertops, and a striking metal backsplash, opening into a sun-filled living area with hardwood floors and cozy carpeted bedrooms. Built-in ceiling and wall speakers throughout the unit - perfect for immersive sound and entertaining in style! Enjoy an oversized balcony (+300sq. ft. )with natural gas line perfect for relaxing or entertaining!!! Both bedrooms feature California Closets, with the primary offering a walk-in and private ensuite as well as in unit Laundry and storage room. Includes an oversized underground parking spot right next to the elevator, car wash station and underground titled storage unit. Building amenities include a full gym, guest suite, meeting room and concierge service in the elegant lobby. (id:6769)

Primary Bedroom 11.92 Ft x 11.42 Ft

Bedroom 10.00 Ft x 11.58 Ft

Other 23.50 Ft x 13.42 Ft

Kitchen 11.17 Ft x 9.33 Ft

Pantry 3.50 Ft x 2.17 Ft

Laundry room 4.33 Ft x 3.58 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

Other 10.67 Ft x 5.00 Ft

3pc Bathroom 7.50 Ft x 8.58 Ft

Other 7.92 Ft x 4.92 Ft

Living room 18.33 Ft x 12.67 Ft

Dining room 6.75 Ft x 10.50 Ft

Listing Presented By:



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Royal LePage Benchmark

# RE/MAX<sup>®</sup>

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(CENTRAL)**

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